

## 3,050 SF Office Space for Lease

409 Edwardsville Rd, Troy, Illinois 62294  
Madison County

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### Basic Details

Listing No:	1145
Sale Or Lease:	For Lease
Property Type(s):	Office, Office - General Office
Building Size (Sqft):	10,000 Sqft.
Total Sqft Available:	3,050 Sqft.
Lease Rate:	\$14.00 Per Sqft
Lease Type:	Gross

### Address

Country:	US
State:	IL
County:	Madison
City:	Troy
Zipcode:	62294
Street Number:	409
Street:	Edwardsville
Street Suffix:	Rd

### Square Foot Information

Building Total Sqft:	10,000 Sqft.
Total Sqft Available:	3,050 Sqft.
Direct Lease:	3,050 Sqft.
Office:	3,050 Sqft.
Min Divisible Sqft:	3,050 Sqft.
Max Contiguous Sqft:	3,050 Sqft.

### Facility Information

Men's Restroom:	Yes
Women's Restroom:	Yes

### Property Information

Parcel No:	09-2-22-00-000-007.01C
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### Structural Data

Year Built:	2003
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Zoning:	C-2
Zoning By:	Troy
Prior Use:	Engineering Office
Parking:	Common Area
Parking Surface Type:	Asphalt

Rehab Year:	2019
Clearance Min:	9 ft
Clearance Max:	9 ft
Exterior:	Brick
Floors:	1

## Transportation

Interstate:	I-55
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